118.0	0004	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,500 / 902,500
					USE VALUE:	902,500 / 902,500
					ASSESSED:	902,500 / 902,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADIGAN PAUL & JULIE
Owner 2:	
Owner 3:	
Street 1:	116 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CADIGAN PAUL & JULIE -
Owner 2:	-
Street 1:	116 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,528 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2338 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6528.000	471,400		431,100	902,500
Total Card	0.150	471,400		431,100	902,500
Total Parcel	0.150	471,400		431,100	902,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.08 | /Parcel: 386.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76312
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9188!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	471,400	0	6,528.	431,100	902,500	902,500	Year End Roll	12/18/2019
2019	101	FV	349,000	0	6,528.	424,900	773,900	773,900	Year End Roll	1/3/2019
2018	101	FV	349,000	0	6,528.	326,400	675,400	675,400	Year End Roll	12/20/2017
2017	101	FV	349,000	0	6,528.	307,900	656,900	656,900	Year End Roll	1/3/2017
2016	101	FV	349,000	0	6,528.	283,300	632,300	632,300	Year End	1/4/2016
2015	101	FV	335,600	0	6,528.	264,800	600,400	600,400	Year End Roll	12/11/2014
2014	101	FV	335,600	0	6,528.	243,900	579,500	579,500	Year End Roll	12/16/2013
2013	101	FV	335,600	0	6,528.	243,900	579,500	579,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9188

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EGAWA TERUO	31550-344		6/25/2000		249,900	No	No		
MACUSO BASTIANO	24522-565		5/9/1994		184,500	No	No		Y

PRINT

Date	Time
12/10/20	23:41:42

LAST REV

Date	Time
10/02/18	08:43:08
apro	

USER DEFINED

Prior Id # 1:	76312
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2004	802	Addition	140,000					second story addit

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
5/1/2009	Meas/Inspect	189	PATRIOT
3/23/2009	Measured	197	PATRIOT
4/6/2005	Permit Visit	BR	B Rossignol
7/18/2001	External Ins	PM	Peter M
9/1/2000	MLS	MM	Mary M
2/14/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6528		Sq. Ft.	Site		0	70.	0.94	6									431,087						431,100	

Total AC/HA:	0.14986	Total SF/SM:	6528	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	431,087	Spl Credit		Total:	431,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14157295
Const Adj.:	0.99000001
Adj $ / SQ:	141.270
Other Features:	141160
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494160
Depreciation:	22731
Depreciated Total:	471428

COMMENTS

SINK AND TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

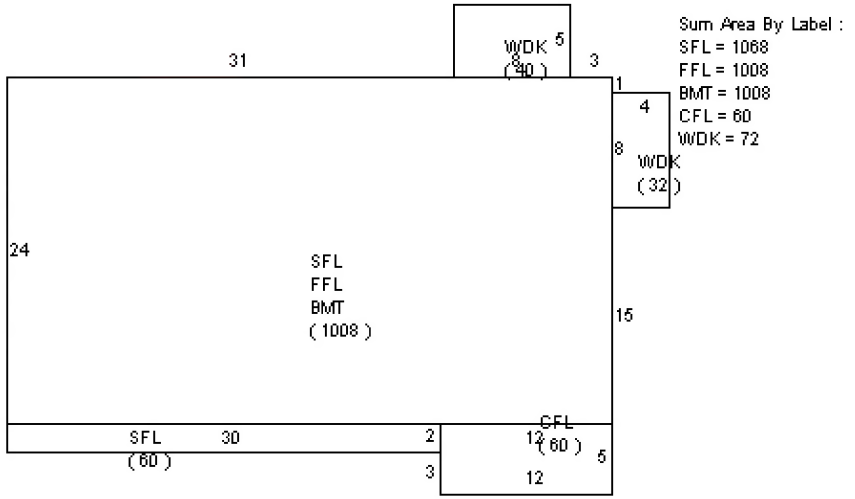
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,068	141.270	150,876
BMT	Basement	1,008	49.290	49,683
FFL	First Floor	1,008	141.270	142,400
WDK	Deck	72	15.840	1,140
CFL	Cathflr	60	148.330	8,900

Net Sketched Area:	3,216	Total:	352,999
Size Ad	2136	Gross Are	3216	FinArea	2338
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.27
Special Features:	0	Val/Su Net:	146.58
Final Total:	471400	Val/Su SzAd	220.69

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	